

DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: August 24, 2006

ITEM NO. _____

CASE NUMBER/ PROJECT NAME	25-DR-2006 Retail / Office Building		
LOCATION	4501 North Scottsdale Road		
REQUEST	Request approval of site plans, elevations, and landscape plan for a office/retail building.		
OWNER	Triyar Management 602-748-8888	ENGINEER	Metro/land Consultants LLC 602-393-2030
ARCHITECT/ DESIGNER	John Reddell Architects Inc 480-946-0242	APPLICANT/ COORDINATOR	John Reddell John Reddell Architects Inc 480-946-0242

BACKGROUND

Zoning.
The site is zoned Highway Commercial District, Downtown Overlay (C-3/DO). This district provides for most types of commercial development.

Context.
The site is located on the northeast corner of East Camelback Road and North Scottsdale Road.

Adjacent Uses:

- North: The Renaissance retail center development, zoned C-3/DO District
- Northeast: Parking lot, zoned C-3/DO District
- South: Arizona Canal and further south an office development, zoned C-3/DO District
- Southwest: Scottsdale Waterfront development, Zoned D/RCO-2 PBD DO District
- East: SRP substation, zoned C-3/DO District
- West: North Scottsdale Road and further west an office development zoned D/RCO-2 PBD DO District.

APPLICANT'S PROPOSAL

Applicant's Request.
This request for the approval of the site plan, landscape plan, and elevations for a new 10,862 square foot mixed-use office and retail building on the east side of North Scottsdale Road.

Development Information:

- Existing Use: Vacant land

- Proposed Use: Office and retail
- Parcel Size: 13,713.18 Square feet
- Building Height Allowed: 36 Feet
- Building Height Proposed: 36 Feet for the building and 40 feet for the tower element
- Parking Required: 31 Spaces
- Parking Provided: 10 Spaces on site, 128 space in the northwest parking lot
- FAR Allowed: 1.3
- FAR Provided: 0.79

DISCUSSION

This request is for the approval of a site plan, landscape plan, and elevations for a new mixed-use office and retail development. The proposed uses are consistent with the with the Zoning Ordinance in context with the surrounding area.

The exterior of the proposed development is primarily an Exterior Insulating Finishing System (EFIS) painted Dunn Edwards Navajo White (DEC 772) with EIFS accents painted Dunn Edwards Terracotta Sand (DEC 6136). In addition to the EIFS finish, the building will have stone accents on the facade that are a Travertine stone (Vanilla Cream), which is similar to the stone accents utilized on the The Renaissance retail center to the north. Second story windows will be shaded by canvas awnings that are a light tan colored Sunbriea Toast. The steel elements of the awnings will be colored to match the window system, which are dark bronze. The proposed canopies and parapet accent elements will be brushed aluminum.

On the south corner of the proposed building is a circular tower structure utilized to accentuates the building and provides a dominant structural feature at the intersection of East Camelback Road and North Scottsdale Road. The proposed finish to the south tower element is a Travertine (Vanilla Cream) stone. In addition to the stone, the proposed canopies and parapet accent elements will be brushed aluminum.

The developer is proposing to provide a bus shelter north of the northeast corner of the North Scottsdale Road and East Camelback Road intersection. The proposed bus shelter design utilizes the same brushed aluminum finish proposed on the building.

The hardscape adjacent to North Scottsdale Road will be brick to match the brick sidewalk in front of the The Renaissance retail center. The proposed landscaping calls for the removal of the existing palm trees and to plant a Palo Verde tree on the south side of the driveway entrance to North Scottsdale Road. The street theme tree in this location of North Scottsdale Road is an Acacia species, which staff has stipulated in place of the proposed Palo Verde tree. To maintain a consistent landscape theme adjacent to the east side of North Scottsdale Road and the The Renaissance retail center to the north, staff has stipulated that proposed shrubs and ground cover include the plant species utilized between North Scottsdale Road and the The Renaissance retail center façade.

The developer has agreed to participate in the Arizona Canal landscape and hardscape improvements when the improvements are constructed and staff has stipulated to this condition. The Arizona Canal bank improvement proposal will be submitted under a separate Development Review Board application.

The total required parking is not provided on site, but will be provided in the parking lot to the northwest through a shared parking agreement. The required refuse enclosure will also be provided in the parking lot to the northwest through the use of a refuse enclosure agreement.

OTHER BOARDS AND COMMISSIONS

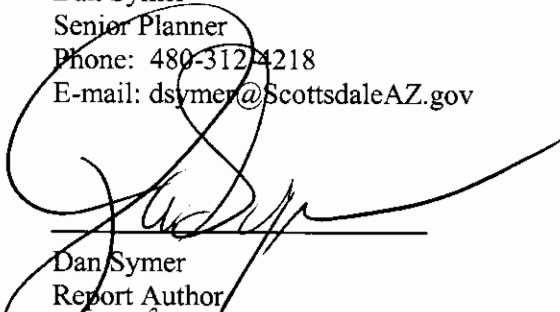
A previous rendition of this proposal was presented to the Development Review Board at the July 20, 2006. Development Review Board Study Session.

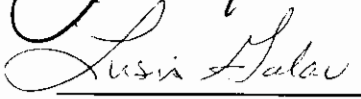
STAFF RECOMMENDATION

Staff recommends approval, subject to the attached stipulations.

STAFF CONTACT(S)

Dan Symer
Senior Planner
Phone: 480-312-4218
E-mail: dsymer@ScottsdaleAZ.gov

APPROVED BY

Dan Symer
Report Author

Lusia Galav, AICP
Director, Current Planning
Phone: 480-312-2506
E-mail: lgalav@scottsdaleAZ.gov**ATTACHMENTS**

- A. Stipulations/Zoning Ordinance Requirements
- B. Fire Ordinance Requirements
 - 1. Applicant's Narrative
 - 2. Context Aerial
 - 2A. Aerial Close-Up
 - 3. Zoning Map
 - 4. Site Plan
 - 5. Floor Plan
 - 6. Landscape Plan
 - 7. Black & White
 - 8. Color Elevations
 - 9. Perspective

Stipulations for Case: Retail / Office Building 25-DR-2006

Unless otherwise stated, the applicant agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

PLANNING

APPLICABLE DOCUMENTS AND PLANS:

DRB Stipulations

1. Except as required by the City Code of Ordinances, Zoning Regulations, Subdivision Regulations, and the other stipulations herein, the site design and construction shall substantially conform to the following documents:
 - a. Architectural elements, including dimensions, materials, form, color, and texture, shall be constructed to be consistent with the building elevations submitted by John Reddell Architects, Inc. with a date provided on the plan by City Staff of 8/2/2006.
 - b. The location and configuration of all site improvements shall be constructed to be consistent with the site plan submitted by John Reddell Architects, Inc. with a date provided on the plan by City Staff of 8/2/2006.
 - c. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by G.K. Flanagan with a date provided on the plan by City Staff of 8/2/2006.

ARCHITECTURAL DESIGN:

DRB Stipulations

2. The face of the service entrance section(s) shall be flush with the building façade and painted to match the building.
3. All exterior mechanical, utility, and communications equipment shall be screened by parapet or wall that matches the architectural color and finish of the building. Wall or parapet height for roof-mounted units shall meet or exceed the height of the tallest unit. Wall height for ground-mounted units shall be a minimum of 1 foot higher than the tallest unit.
4. All exterior conduit and raceways shall be painted to match the building.
5. No exterior roof ladders shall be allowed where they are visible to the public or from an off-site location.
6. Roof drainage systems shall be interior, except that overflow scuppers are permitted. If overflow scuppers are provided, they shall be integrated with the architectural design.
7. Wall enclosures for refuse bins or trash compactors shall be constructed of materials that are compatible with the building(s) on the site in terms of color and texture.
8. Chain link fencing for recreational courts (i.e. tennis, basketball, volleyball, etc.) shall be vinyl coated.
9. Dooley wall fencing shall not be allowed.
10. All walls shall match the architectural color, materials and finish of the building(s).
11. The bus shelter shall comply with the elevations provided by John Reddell Architects, Inc.
12. *The developer shall provide documentation from SRP that indicates their approval of the canopies that project over the property line into the airspace of the SRP canal right-of-way.*

ATTACHMENT A

Ordinance

- A. *The elevations shall comply with the inclined step back as determined by the Zoning Administrator.*
- B. *The first floor south tower awning is to be constructed to match the second floor south tower awning.*

SITE DESIGN:**DRB Stipulations**

- 13. *The applicant is to install or financially participate in the Arizona Canal bank improvement as determined by the City Manager or Designee. The Arizona Canal bank improvements shall return to the Development Review Board for a separate approval.*

Ordinance

- C. *Parking shall be provided in accordance with the shared parking agreement provided by Scottsdale Renaissance, LLC and Onyx Ventures, LLC and approved by the City of Scottsdale Attorney's office. The agreement shall be for a minimum of 22 parking stalls.*
- D. *The applicant shall process a land assemblage application for the parcels with an APN of 173-38-021A and 173-38-020A.*

LANDSCAPE DESIGN:**DRB Stipulations**

- 14. *Trees adjacent to Scottsdale Road shall be Acacia Smalii.*
- 15. *The shrubs and ground cover adjacent to North Scottsdale Road shall incorporate the shrubs and ground cover species utilized on the east side of North Scottsdale Road in front of the The Renaissance retail center.*

EXTERIOR LIGHTING DESIGN:**DRB Stipulations**

- 16. *All exterior HID luminaires shall meet all IESNA requirements for full cutoff, and shall be aimed downward and away from property line except for sign and parking lot canopy lighting.*
- 17. *All luminaires shall that are not full cutoff shall utilize incandescent, halogen, or florescent lamp sources.*
- 18. *The individual luminaire lamp shall not exceed 250 watts.*
- 19. *The maximum height from finished grade to the bottom of the any exterior luminaire shall not exceed 20 feet.*
- 20. *All exterior light poles, pole fixtures, and yokes, including bollards shall be a flat black or dark bronze.*
- 21. *Incorporate into the project's design, the following:*

Parking Lot and Site Lighting:

- a. *The maintained average horizontal illuminance level, at grade on the site shall not exceed 2.5 foot-candles.*
- b. *The maintained maximum horizontal illuminance level, at grade on the site, shall not exceed 10.0 foot-candles. All exterior luminaires shall be included in this calculation.*
- c. *The initial vertical illuminance at 6.0 foot above grade, along the west and north property line (or 1 foot outside of any block wall exceeding 5 foot in height) shall not exceed 1.5 foot-candles. All exterior luminaires shall be included in this calculation.*

Building Mounted Lighting:

- d. *All luminaires shall be recessed or shielded so the light source is not directly visible from property*

VEHICULAR AND BICYCLE PARKING:**DRB Stipulations**

22. A total of 4 bike parking spaces (two rungs) shall be provided within fifty feet of a main public entry.
23. Bike rack design shall be in conformance with City of Scottsdale M.A.G. Details unless otherwise approved in writing by the City of Scottsdale's Transportation Department.

ADDITIONAL PLANNING ITEMS:**DRB Stipulations**

24. No exterior vending or display shall be allowed.
25. Flagpoles, if provided, shall be one piece, conical, and tapered.
26. Patio umbrellas shall be solid colors and shall not have any advertising in the form of signage or logos.

ENGINEERING

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all inclusive of project requirements. The developer shall submit engineering design reports and plans that demonstrate compliance with city ordinances, the Scottsdale Revised Code and the Design Standards and Policies Manual.

APPLICABLE DOCUMENTS AND PLANS:

27. Conceptual Building Site Plan, prepared by John Reddell Architects, Inc., dated 6/8/06, with a City staff receipt date of 6/12/2006.
28. ALTA/ACSM Land Title Survey, Scottsdale Road and Camelback Road, prepared by Metro/Land Consultants, LLC, dated 6/2006, with a City staff receipt date of 6/12/2006.
29. Improvement Plans – Grading Plan, Scottsdale Road and Camelback Road, prepared by Metro/Land Consultants, LLC, dated 6/2006, with a City staff receipt date of 6/12/2006.
30. Improvement Plans - Utility Plan, Scottsdale Road and Camelback Road, prepared by Metro/Land Consultants, LLC, dated 6/2006, with a City staff receipt date of 6/12/2006.
31. Conceptual Drainage Report for 4501 N. Scottsdale Road Retail Building, prepared by Metro/Land Consultants, LLC, sealed on 6/9/06, with a City staff receipt date of 6/12/06.

CIVIL IMPROVEMENT PLAN REQUIREMENTS:**DRB Stipulations**

32. The developer shall resolve the discrepancy between the ALTA survey and the City's record maps for the correct right-of-way dedication along the Scottsdale Road property frontage since these documents show different right-of-way dedications. A total of 55 feet is to be dedicated as right-of-way.

DRAINAGE AND FLOOD CONTROL:**DRB Stipulations**

33. The Conceptual Drainage Report submitted for the proposed development is not approved in concept by the Planning and Development Services staff due to a number of unresolved drainage concerns.
34. Given the small size of the proposed development's site, the developer shall apply for a stormwater storage waiver, and stormwater storage shall not be required. The developer shall submit the request for the stormwater storage waiver to the City's One Stop Shop as a separate review. Review and approval of the waiver by staff shall be obtained prior to the submittal of final improvement plans for review.
35. The proposed development is located within FEMA Zone "A," a special hazard flood zone. To the satisfaction of the Development Engineering Manager, as a condition of development, the developer shall

remove the property from this flood zone by obtaining approval of a Letter of Map Revision (LOMR) from FEMA. The developer is advised that the LOMR process takes about six months to complete, and may occur concurrent with the public hearing, plan review and construction of the development.

36. If necessary, the proposed development may be drained into the Maricopa County Flood Control District drainage channel and pipes contingent upon application to and approval from the Flood Control District staff. Approval for this drainage into the County facilities shall be obtained prior to the submittal of final improvement plans.
37. A final drainage report shall be submitted that demonstrates compliance with the City's Drainage Ordinance, Design Standards and Policies Manual, and all stipulations.
 - a. Before the approval of improvement plans by city staff, the developer shall submit two (2) hard copies and one (1) compact disc copy of the complete final drainage report and plan.

Ordinance

- E. With the final improvement plans submittal to the Plan Review and Permit Services Division, the developer shall submit a final drainage report and plan, subject to City staff approval.
- F. Underground Stormwater Storage:
 - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
 - (2) Drywells are not permitted.

ROADWAY, INTERSECTION, AND ACCESS DESIGN:

Streets and other related improvements:

STREET NAME	STREET TYPE	R.O.W. DEDICATION	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Scottsdale Road	Major Arterial	55 feet	Existing	Existing	8 foot wide sidewalk
Camelback Road	Minor Arterial	55 feet	Existing	Existing	8 foot wide sidewalk

DRB Stipulations

38. The developer shall reconstruct the existing Scottsdale Road and Camelback Road sidewalks to have a minimum width of 8 feet. The Scottsdale Road sidewalk shall be constructed with brick provided in accordance with the City of Scottsdale's Supplement to MAG Detail Number 2237.
39. The developer shall remove the existing driveway located along the site frontage on Camelback Road. The developer shall construct curb, gutter, and sidewalk to match existing or proposed improvements as necessary.
40. The developer shall remove existing driveways located along the site frontage on Scottsdale Road that will not be used for site access. The developer shall construct curb, gutter, and sidewalk to match existing or proposed improvements as necessary.
41. The developer shall provide a curb return at the south end of the site to accommodate a future westbound right turn lane on Camelback Road. The developer is advised that the ultimate cross-section for Camelback Road will be a left turn lane, two through lanes, and a right turn lane.

Ordinance

- G. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

INTERNAL CIRCULATION:**DRB Stipulations**

42. The developer shall provide a minimum parking-aisle width of 24 feet.
43. The developer shall provide internal circulation that accommodates emergency and service vehicles with an outside turning radius of 45 feet and inside turning radius of 25 feet.
44. The developer shall provide a cross-access agreement with the adjacent parcel to the north to allow the use of the shared driveway as proposed with the final improvement plans submittal. The cross-access agreement shall be reviewed and approved by City staff prior to recording.
45. The developer shall provide sidewalk connections from the parking areas to the building entrances.

Ordinance

- H. Parking areas shall be improved with a minimum of 2.5 inches of asphalt over 4 inches of aggregate base.

EASEMENTS AND DEDICATIONS

EASEMENT / DEDICATION	DESCRIPTION
Sight Distance Easement Dedication at the intersection of Scottsdale Road and Camelback Road.	The developer shall dedicate a sight distance easement to contain the intersection sight distance triangle at the Scottsdale Road – Camelback Road intersection in accordance with the City's Design Standards and Policies Manual, 2004 Update, Chapter 5.
Transit Shelter Easement	The developer shall dedicate a easement to the Transit Shelter and associated improvements.
Public Access Easement	The developer shall dedicate a public access easement to contain the sidewalks adjacent to North Scottsdale Road and East Camelback Road.

DRB Stipulations

46. Sight Distance Easements: Sight distance easements shall be dedicated over sight distance triangles.
 - a. Sight distance triangles must be shown on final plans to be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet in height.
 - b. Refer to the following figures: 5.3.-26 and 5.3-27 of Section 5.3 of the City's Design Standards and Policies Manual, 2004 update.
47. Vehicular Non-Access Easement:
 - a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on Camelback Road and on Scottsdale Road except at the approved driveway location.
48. Indemnity Agreements:
 - a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.
49. Transit Shelter Easement:
 - a. The transit shelter easement shall be dedicated with length of 20 feet and width that incorporates all associated improvement for the transit shelter.
50. Public Access Easement:

- a. The public access easement shall be dedicated from the right-of-way adjacent to North Scottsdale Road and East Camelback Road to the face of the building, excluding the planters.

Ordinance**I. Waterline and Sanitary Sewer Easements:**

- a. Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water easements necessary to serve the site.

REFUSE:**DRB Stipulations**

51. *Refuse enclosures shall be constructed to City of Scottsdale's standards. Details for construction of trash enclosures can be found in the City of Scottsdale Supplements to MAG Standards, standard detail #2146-1,2(2 is grease containment) for single enclosures and #2147-1,2(2 is grease containment) for double enclosures. These trash enclosures are to be constructed on the Arcadia Country Mart Re-Platted parcel with an APN at the time of this approval of 173-38-022 (triangular parcel).*

- a. *The developer shall demonstrate with the improvement plan submittal that sufficient trash enclosures are provided for the The Renaissance development and this development.*
- b. *The developer shall provide a recorded refuse enclosure agreement to the satisfaction of the sanitation department prior to the issuance of an encroachment permit or building permit.*

52. Enclosures must:

- a. Provide adequate truck turning/backing movements for a design vehicle of turning radius R (minimum) = 45 feet vehicle length of L = 40 feet.
- b. Be positioned to facilitate collection without "backtracking."
- c. Be easily accessible by a simple route.
- d. Not require backing more than 35 feet.
- e. Not be located on dead-end parking aisles.
- f. Enclosures serviced on one side of a drive must be positioned at a 30-degree angle to the centerline of the drive.

Ordinance**J. Refuse enclosures are required as follows:**

- b. Restaurants: One per restaurant
- c. Commercial Building Space: One for 0 to 20,000 s.f., Two for 20,001 to 40,000 s.f., Three for 40,001 to 60,000 s.f., etc.
- d. Apartments: One for 0 to 20 units, Two for 21 to 40 units, Three for 41 to 60 units, etc.
- e. Underground vault-type containers are not allowed.
- f. For commercial buildings that include one or more restaurants, one refuse enclosure must be dedicated to each restaurant in addition to the number of enclosures needed based on the square footage of the commercial building, as shown above.
- g. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- h. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

WATER AND WASTEWATER STIPULATIONS

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements. Water and sewer lines and services shall be in compliance with City

Engineering Water and Sewer Ordinance, the Scottsdale Revised Code and Sections 4 and 5 of the Design Standards and Policies Manual.

DRB Stipulations

53. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
 - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

WATER:**DRB Stipulations**

54. The location of the backflow preventor for the building shall be provided at the northeast corner of the parcel.

Ordinance

- K. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

WASTEWATER:**DRB Stipulations**

55. On-site sanitary sewer shall be privately owned and maintained.
56. Existing water and sewer service lines to this site shall be utilized or shall be abandoned by disconnection at the main.

Ordinance

- L. Privately owned sanitary sewer shall not run parallel within the waterline easement.
- M. Grease interceptors shall be provided at restaurant connections to the sanitary sewer. The interceptors shall be located as to be readily and easily accessible for cleaning and inspection.

CONSTRUCTION REQUIREMENTS**DRB Stipulations**

57. City staff may at any time request the developer to submit as-built plans to the Inspection Services Division.
- As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
 - As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges as determined by city staff.

Ordinance

- N. Section 404 permits. With the improvement plan submittal to the Plan Review and Permit Services Division, the developer's engineer must certify that it complies with, or is exempt from, Section 404 of the Clean Water Act of the United States. [Section 404 regulates the discharge of dredged or fill material into a wetland, lake, (including dry lakes), river, stream (including intermittent streams, ephemeral washes, and arroyos), or other waters of the United States.]

Retail / Office
4501 N Scottsdale Rd.
Scottsdale, AZ

FIRE ORDINANCE REQUIREMENTS

(INCORPORATE INTO BUILDING PLANS AS GENERAL NOTE BLOCK - USE ONLY THE DESIGNATED STIPULATIONS)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☒ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
AS SHOWN

- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING ADMMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. SUBMIT PLANS & SPECS FOR SUPERVISED AUTOMATIC EXTINGUISHING SYSTEM FOR ALL COOKING APPLIANCES, HOOD PLENUMS & EXHAUST DUCTS.
- ☒ 5. PROVIDE A KNOX ACCESS SYSTEM:
 - ☒ A. KNOX BOX
 - ☐ B. PADLOCK
 - ☐ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☒ 6. INSTALL AN AS BUILT DRAWING CABINET ADJACENT TO THE FIRE SPRINKLER RISER. IT SHALL BE OF ADEQUATE SIZE TO ACCOMMODATE BOTH THE FIRE SPRINKLER & FIRE ALARM DRAWINGS. THE CABINET SHALL BE PROVIDED WITH A LOCK & KEYED TO MATCH THE FIRE ALARM CONTROL PANEL & SUPERVISED BY THE FACP IF APPLICABLE.
- ☐ 7. SUBMIT PLANS FOR A CLASS _____ FIRE ALARM SYSTEM PER SCOTTSDALE REVISED CODES.
- ☒ 8. PROVIDE INTERIOR TENANT NOTIFICATION WHEN OFF-SITE MONITORING IS REQUIRED.
(SEE FIRE ALARM INTERPRETATIONS FOR CLARIFICATION)
- ☒ 9. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. _____
- ☐ 10. BUILDINGS MAY BE SUBJECT TO INSTALLATION AND TESTING REQUIREMENTS FOR A PUBLIC SAFETY RADIO AMPLIFICATION SYSTEM.
- ☒ 11. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 12. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 13. SEE APPROVED CIVILS FOR THE NUMBER OF FIRE HYDRANTS REQUIRED. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF _____ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 14. PORTABLE FIRE EXTINGUISHERS SHALL BE INSTALLED. SEE SHEET(S) _____
- ☒ 15. EXIT & EMERGENCY LIGHTING SHALL COMPLY WITH THE C.O.S. ORDINANCE & THE IFC. SEE SHEETS _____
- ☐ 16. SUBMIT MSDS SHEETS & AGGREGATE QUANTITY FOR ALL HAZARDOUS MATERIALS INCLUDING FLAMMABLES, PESTICIDES, HERBICIDES, CORROSIVES, OXIDIZERS, ETC. A PERMIT IS REQUIRED FOR ANY AMOUNT OF HAZARDOUS MATERIALS STORED, DISPENSED, USED OR HANDLED. COMPLETE AN HMMP & SUBMIT WITH THE BUILDING PLANS.
- ☒ 17. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☒ 18. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x 4 (NSHT)
 - ☒ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
 - ☒ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 19. ADEQUATE CLEARANCE SHALL BE PROVIDED AROUND FIRE RISER. DIMENSIONS FROM FACE OF PIPE SHALL MEASURE A MINIMUM OF 12" OFF THE BACK OF WALL, 18" ON EACH SIDE & 36" CLEAR IN FRONT WITH A FULL HEIGHT DOOR. THE FIRE LINE SHALL EXTEND A MAXIMUM OF 3' INTO THE BUILDING FROM INSIDE FACE OF WALL TO CENTER OF PIPE.

20. ☒ **SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.**
- ☐ **A. MODIFIED NFPA 13-D SYSTEM WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS (2002 EDITION)**
- ☐ **B. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.**
- ☒ **C. NFPA 13 2002 EDITION COMMERCIAL SYSTEM / DESIGN CRITERIA: Lt / Gp -2 SEISMIC DESIGN CATEGORY SHALL BE DETERMINED BY STRUCTURAL ENGINEER.**
- ☐ **D. THE FIRE SPRINKLER SYSTEM DESIGN FOR WAREHOUSE / STORAGE OCCUPANCIES SHALL BE BASED ON THE FULL HEIGHT CAPACITY OF THE BUILDING PER SCOTTSDALE REVISED CODE. DENSITY CRITERIA:**
- ☐ **E. SPRINKLER DESIGN CRITERIA FOR UNSPECIFIED WAREHOUSE COMMODITIES: .45 OVER 3000 SQ. FT.**
- ☐ **F. THE PROJECT SPECIFICATIONS SHALL BE SUBMITTED WITH CONTRACT DRAWINGS.**
- ☒ **G. STANDPIPES REQUIRED DO TO LACK OF ACCESS ON CANAL SIDE**

Submit three (3) complete sets of drawings submitted by installing contractor, after building plan review is complete. Please refer questions to Fire Dept. Plan Review, 312-7070, 312-7684, 312-7127, 312-2372.



Project Narrative

This document will be uploaded to a Case Fact Sheet on the City's web site.

Date: 2/1/06 Project No.: 117 - PA - 2005
Coordinator: MAC CUMMINS Case No.: _____
Project Name: NEC SCOTTSDALE ROAD & CAMELBACK

Project Location: 4501 N. SCOTTSDALE ROAD

Property Details:

☐ Single-Family Residential ☐ Multi-Family Residential ☒ Commercial ☐ Industrial
Current Zoning: C-3 DO Proposed Zoning: SAME
Number of Buildings: 1 Parcel Size: 15,716 SF (.36 AC)
Gross Floor Area/Total Units: 10,771 SF. Floor Area Ratio/Density: .68
Parking Required: 40 Parking Provided: 40
Setbacks: N - 20' S - Ø E - Ø W - 21'-8'

Description of Request:

TO CONSTRUCT A (2) STORY RETAIL / OFFICE BUILDING ON THE NEC SCOTTSDALE ROAD & CAMELBACK. THE SITE WAS RECENTLY DEMO OF THE EXISTING GAS STATION THAT HAD BEEN THERE FOR YEARS. THE PARCEL SHAPE IS TRIANGULAR WITH THE CANAL TO THE WEST ANGLING TO THE S.W. TO FORM THE NARROW POINT OF THE LOT @ THE INTERSECTION OF CAMELBACK ROAD & SCOTTSDALE ROAD. THE BUILDING WILL BE (2) STORY WITH RETAIL ELEMENT ON GROUND FLOOR & OFFICE ON THE SECOND LEVEL. THE BUILDING TO BE STUCCO W/ NATURAL STONE (TRAVERTINE) IN (2) DIFFERENT FORMS (SQ. CUT ON VERTICAL COLUMN ELEMENTS & NARROW HORIZONTAL APPLIED TO THE (1) STORY ELEMENT @ THE CORNER) NATURAL COLORS w/ METAL AWNINGS & CANVAS AWNINGS. ANODIZED BRONZE FRAMES W/ BUTT GLAZING.

Planning and Development Services Department

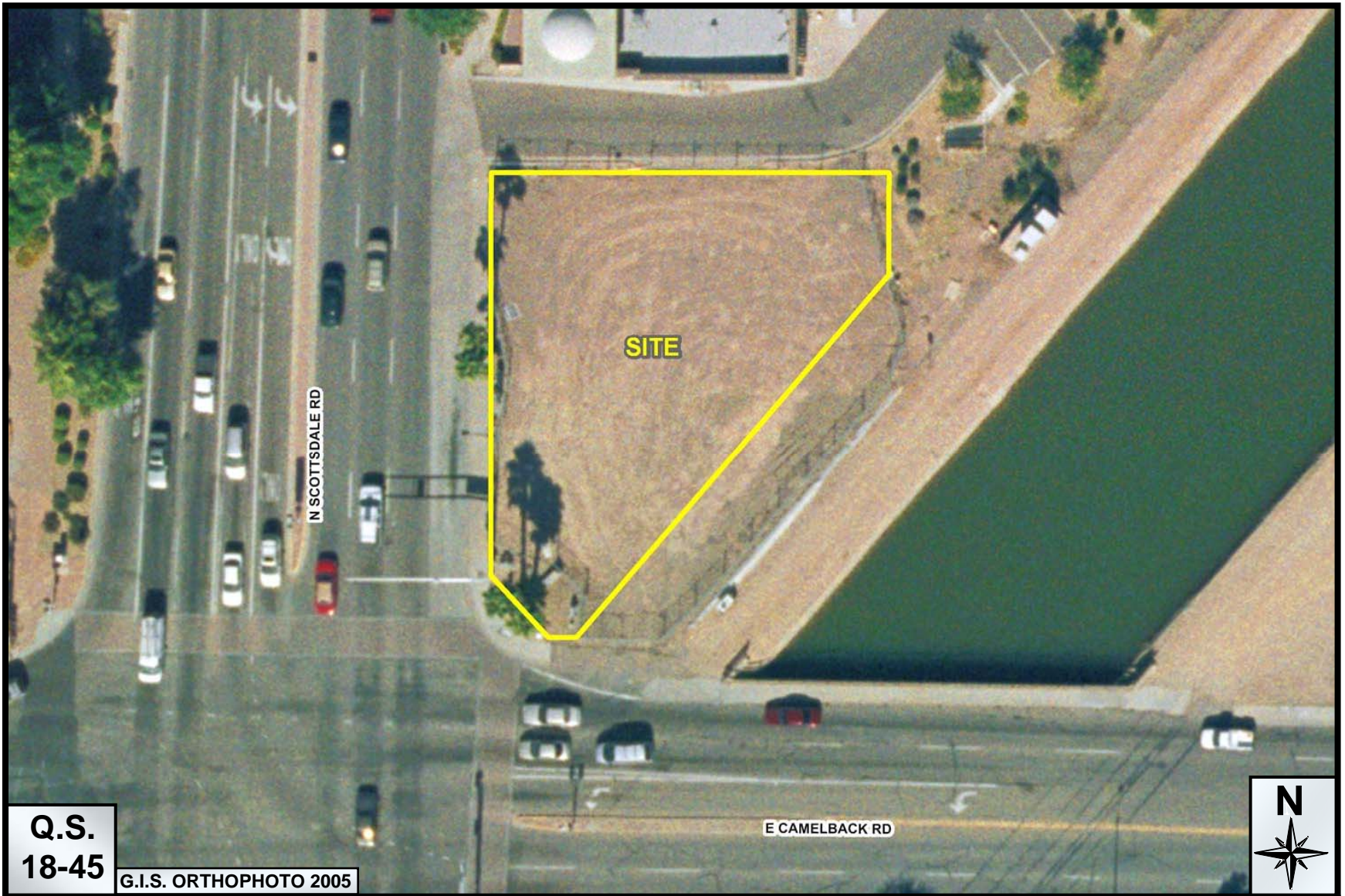
7447 E Indian School Road, Suite 105, Scottsdale, AZ 85251 • Phone: 480-312-7000 • Fax: 480-312-7088



Retail/Office Building

25-DR-2006

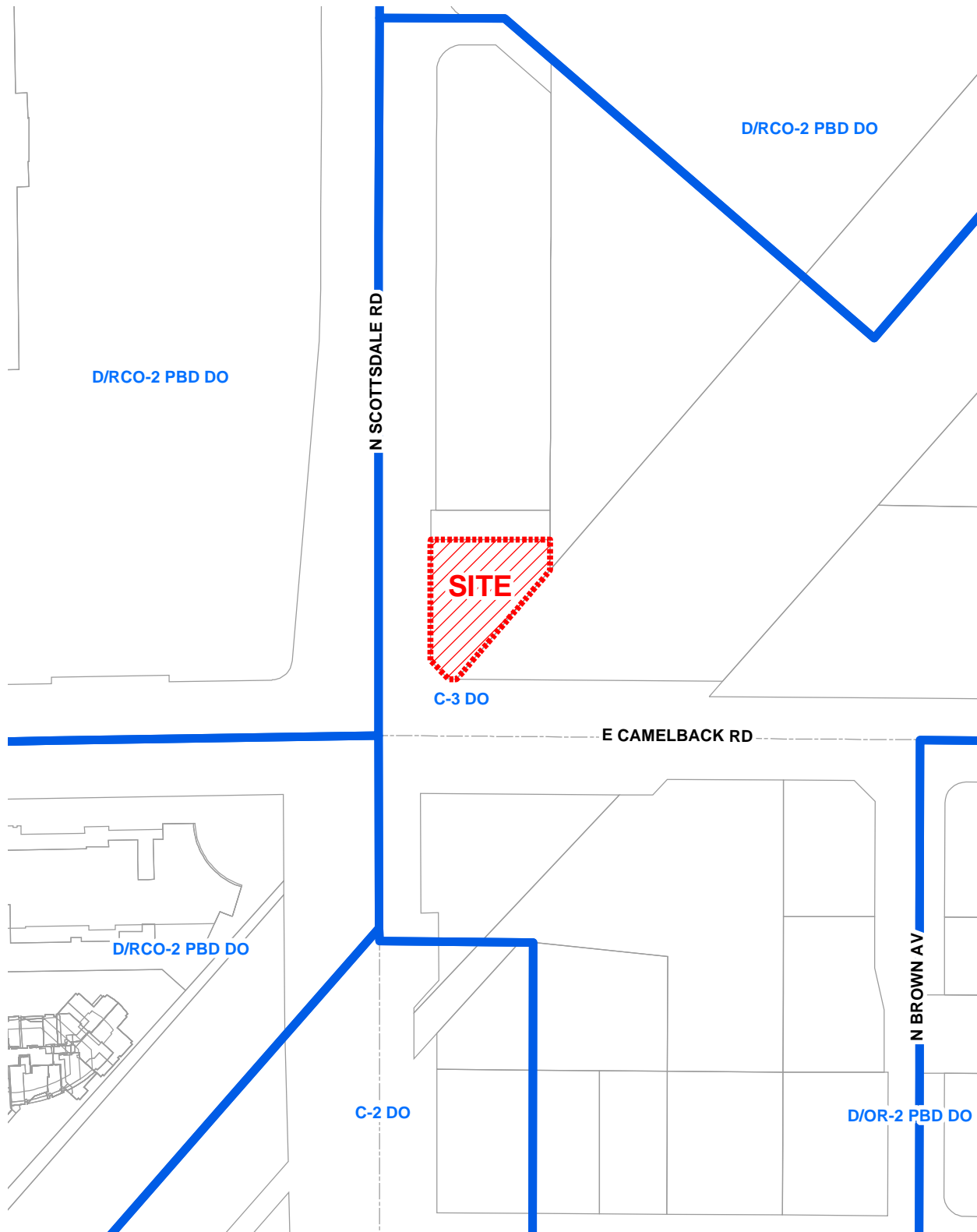
ATTACHMENT #2



Retail/Office Building

25-DR-2006

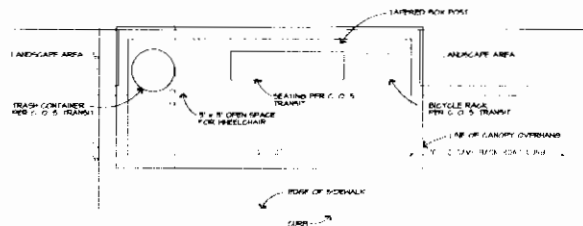
ATTACHMENT #2A



25-DR-2006

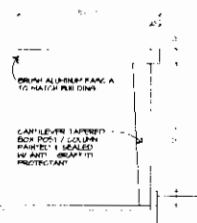
ATTACHMENT #3

I



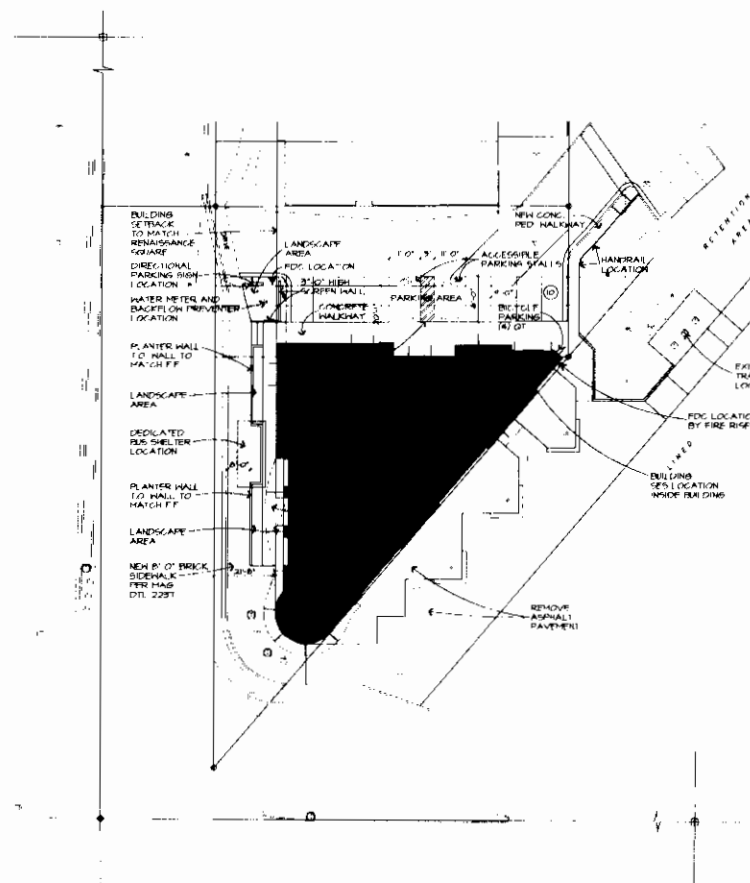
BUS SHELTER DESIGN

1/4"=1'-0"



BUS SHELTER ELEVATION

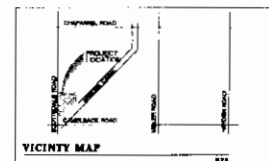
1/4"=1'-0"



CONCEPTUAL SITE PLAN

SCALE: 1"=20'-0"

NORTH



PROJECT DATA:	
SCOTTSDALE, ARIZONA	
SOUTHWEST CORNER OF SCOTTSDALE ROAD AND CAMELBACK ROAD	
BUILDING:	
1.5 STY	
ADDRESS:	
2501 NORTH HAYDEN ROAD	
SITE DATA:	
SET AREA	
11.76 AC (0.08 AC)	
BUILDING SQ. FT.	
FIRST FLOOR	10,000
SECOND FLOOR	10,000
TOTAL	20,000
SITE SQ. FT.	
OPEN SPACE REQ.	2000 SQ. FT. (10% OF 20,000)
OPEN SPACE PROVIDED	2000 SQ. FT.
PROVIDED OPEN SPACE REQ.	1000 SQ. FT. (5% OF 20,000)
PROVIDED OPEN SPACE PROVIDED	1000 SQ. FT.
PARKING REQUIRED:	
TOTAL REQUIRED	100 SPACES
PROVIDED	100 SPACES
ON-SITE PARKING	100 SPACES
SHARED PARKING BY PROJECT TO THE NORTH	0 SPACES
SHARED PARKING BY PROJECT TO THE SOUTH	0 SPACES
TOTAL REQUIRED	100 SPACES
TOTAL PROVIDED	100 SPACES
REQUIRED	100 SPACES
PROVIDED	100 SPACES

Conceptual Building
4501 N. Scottsdale Road
Scottsdale, AZ

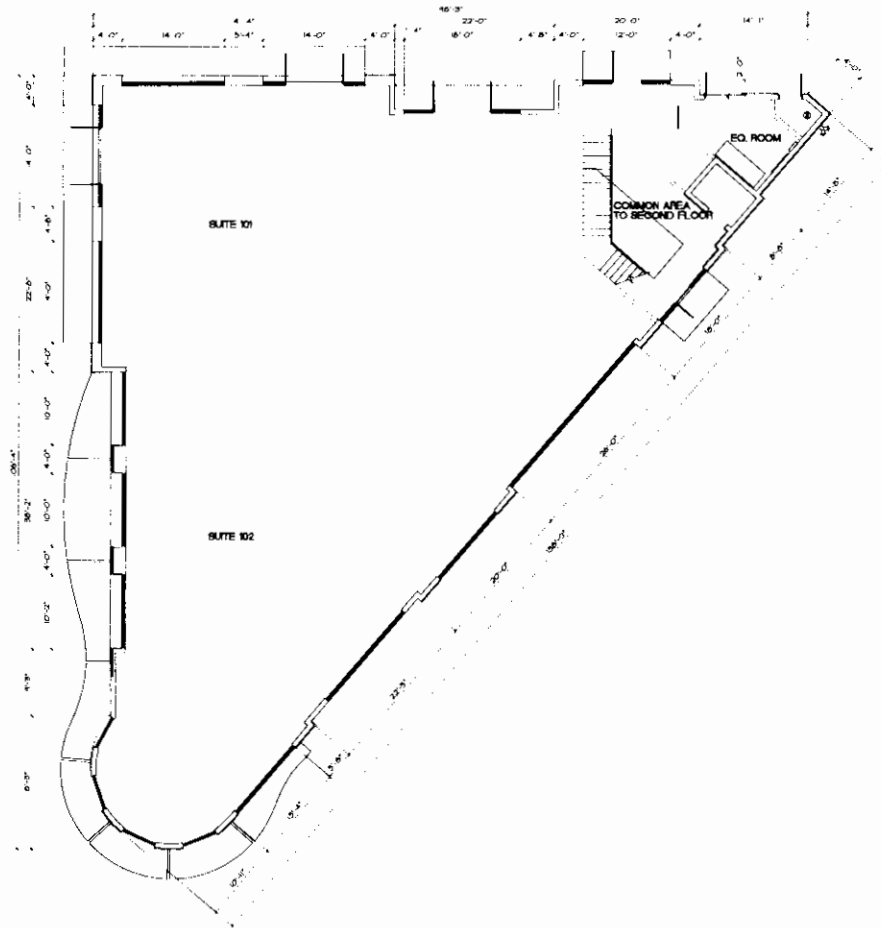
John Reddell Architects, Inc.
Architecture Interiors Land Planning
2501 North Hayden Road, Scottsdale, Arizona 85257
Office: (480) 946-0242 Fax: (480) 946-0182 Email: reddellarchitectsoes@comcast.net



Date: 6/8/06
Revision:

A

25-DR-2006
REV: 08/02/2006

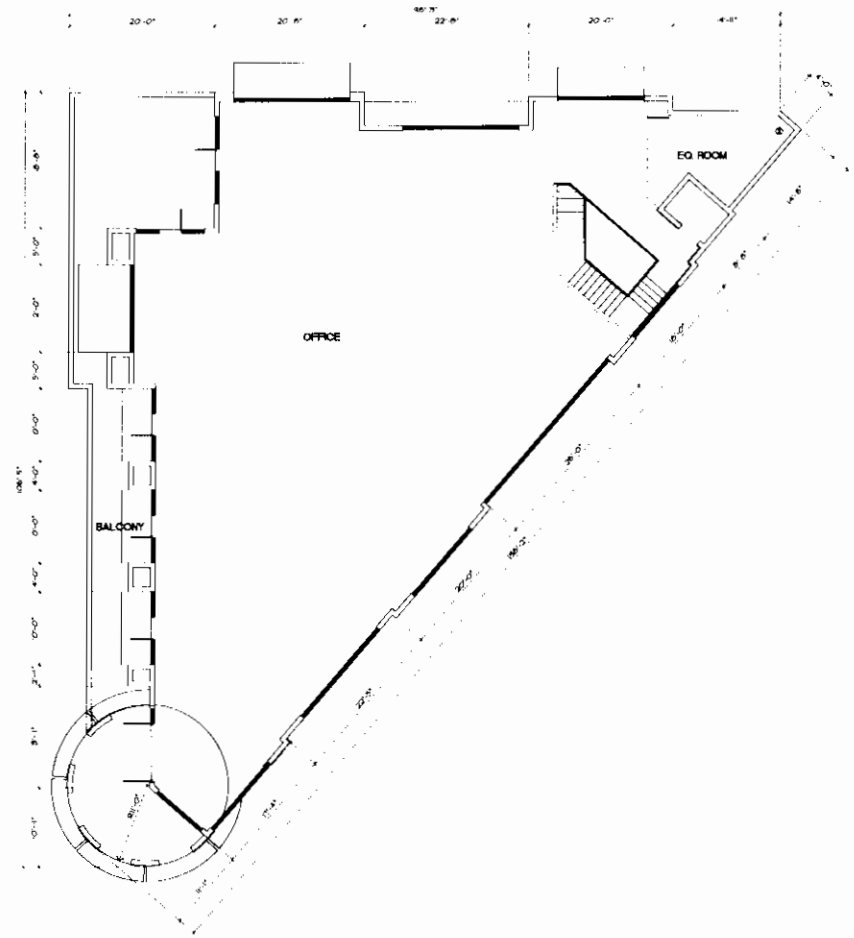


1st FLOOR PLAN

1/8"=1'-0"



Conceptual Building
4501 N. Scottsdale Road
Scottsdale, AZ



2nd FLOOR PLAN

1/8"=1'-0"

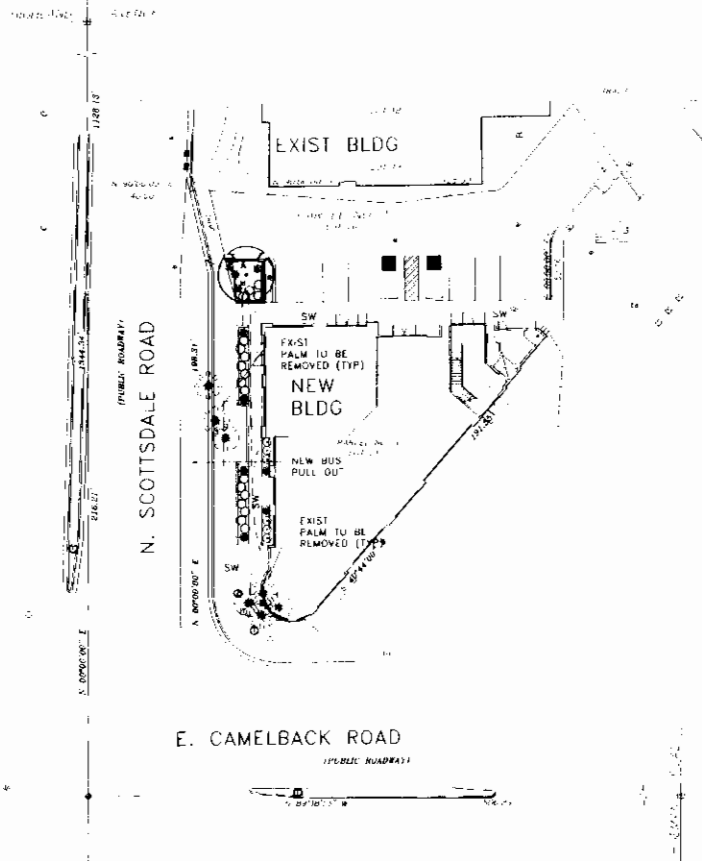
John Reddell Architects, Inc.
Architecture Interiors Land Planning
2501 North Hayden Road, Scottsdale, Arizona 85257
Office: (480) 946-0242 Fax: (480) 946-0182 Email: reddellarchitects@eschelon.com



Date: 6/9/06
Revisions:

B**25-DR-2006**

REV: 08/02/2006



PROPOSED PLANT PALETTE

TREES	SIZE/REMARKS
EXIST PALM TO BE RELOCATED	
DESERT MUSEUM PALM VERN	1" CALIPER, LOW-BRANCH
SHRUBS	
RECAL MOIST	5 GAL
DRYANT AGAVE	5 GAL
OLD BRANCHY SAGE	5 GAL
UNDESIRABLES	
NEW GOLD TRAILING LANTANA	1" @ 3' OC

EXIST. CONDITIONS GENERAL NOTES

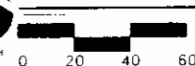
1. ALL PLANT MATERIAL DESIGNATED AS "EXISTING TO REMAIN" SHALL BE PROTECTED DURING ALL PHASES OF CONSTRUCTION. ANY TREE THAT DIES DUE TO LACK OF WATER, MAINTENANCE OR CARE, NEGLECT OR VANDALISM SHALL BE REPLACED BY LIKE TYPE AND SIZE TREE AT NO ADDITIONAL COST TO THE OWNER.
2. ALL SHRUBS/LOWERS SHALL BE REPLACED W/ 5 GAL PLANTS.
3. LANDSCAPE AREAS DISTURBED BY NEW CONSTRUCTION SHALL BE REPLACED W/ NEW DG MATCHING EXISTING. BLEND ALL DISTURBED AREAS SO THERE IS SMOOTH TRANSITION BETWEEN ALL EDGES.
4. ALL EXISTING PLANT MATERIAL AND ADJACENT PLANT MATERIAL SHALL HAVE UNINTERRUPTED WATERING DURING ALL PHASES OF CONSTRUCTION. THIS SHALL INCLUDE, BUT NOT BE LIMITED TO, HAND WATERING, TRUCK WATERING, TEMPORARY SYSTEM, ETC. THE EXISTING IRRIGATION SYSTEM SHALL BE PROTECTED, MAINTAINED AND REPAIRED DURING ALL PHASES OF CONSTRUCTION. THE EXISTING SYSTEM IS TIED TO ADJACENT PROPERTIES. ALL EQUIPMENT SUCH AS MAINLINE, WHILES, LATERALS, HEADS, EMTINGS, ETC SHALL BE REPAIRED/REPLACED AS REQ TO MAINTAIN CONTINUOUS WATER. ALL EXISTING TREES TO REMAIN SHALL BE SELECTIVELY PRUNED PER LANDSCAPE ARCHITECT DIRECTION.

GENERAL NOTES

1. ALL PLANTING AREAS TO HAVE TOP DRESSING OR RECOMPOSED GRANITE, SIZE & COLOR TO MATCH EXISTING. 2" THICK, TYP. APPLIED OVER PRE-EMERGENT PER MFG. SPECS. 2 APPLICATIONS, MIN.
2. VERIFY ALL CONDITIONS IN FIELD PRIOR TO BUILDING. INSTALLATION DISCREPANCIES SHALL BE BROUGHT TO THE LANDSCAPE ARCHITECT'S ATTENTION IN WRITING. NO PLANT SUBSTITUTION ALLOWED UNLESS APPROVED BY LANDSCAPE ARCHITECT.
3. LANDSCAPE ARCHITECT TO APPROVE ALL TREES AND SHRUBS PRIOR TO DELIVERY TO SITE.
4. LANDSCAPE ARCHITECT OR HIS REP RESERVE THE RIGHT TO REFUSE ANY PLANT MATERIAL DEEMED UNACCEPTABLE FOR CLARIFICATION OF DISCREPANCIES BETWEEN THE DRAWING AND THE SITE. THEY SHOULD BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT PRIOR TO BEGINNING WORK.
5. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO TAKE PRECAUTIONS TO PROTECT ANY EXISTING IMPROVEMENTS.
6. PLANT LIST/QUANTITY PROVIDED FOR CONTRACTOR'S CONVENIENCE ONLY. PLANTS ARE PRELIMINARY.
7. FINISHED GRADE BELOW ALL PLANTERS SHALL BE 1" BELOW ADJACENT HEADER, PAVING, CURBING, ETC.
8. UNDESIRABLES AND/OR DG SHALL EXTEND UNDER SHRUBS UNLESS NOTED.
9. ALL LAKESIDEWORK IS TO BE DONE SO THAT ALL WATER DRAINS AWAY FROM ALL STRUCTURES.
10. ALL UNDERGROUND CONDUITS/TRENCHES ARE TO BE LOCATED PRIOR TO DIGGING.
11. ALL MATERIAL TO BE GUARANTEED FOR ONE YEAR AFTER FINAL ACCEPTANCE.
12. CONTRACTOR IS RESPONSIBLE FOR ALL REQUIRED SLEEVING, WHETHER IT IS SHOWN ON THE PLANS OR NOT.
13. LANDSCAPE ARCHITECT TO APPROVE PLACEMENT OF TREES, SALVAGED MATERIAL AND Boulders PRIOR TO INSTALLATION.
14. ADJUST NEW LANDSCAPE TO ALL EXISTING EXISTING LANDSCAPE TO REMAIN.
15. LANDSCAPE CONTRACTOR RESPONSIBLE TO MAINTAIN EXISTING PLANT MATERIAL TO REMAIN IN GOOD HEALTHY CONDITION DURING CONSTRUCTION.



CONCEPTUAL PLANTING PLAN



LANDSCAPE PLAN APPROVED CITY OF SCOTTSDALE		
CASE NUMBER	APPROVED BY	DATE
CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DEVIATIONS WILL REQUIRE AN APPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION DEPARTMENT BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.		



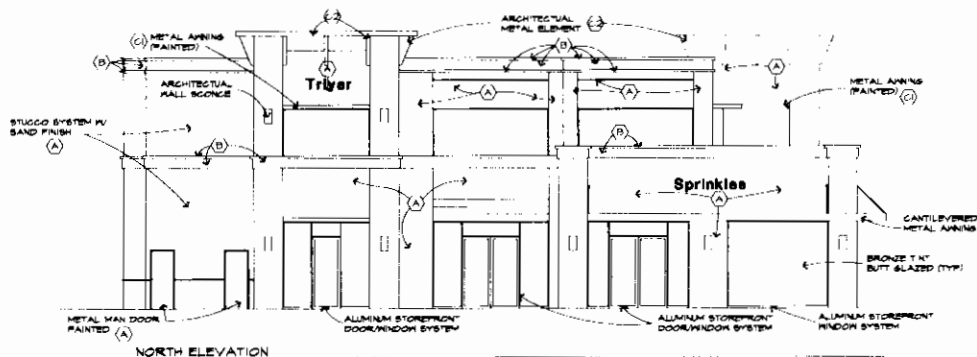
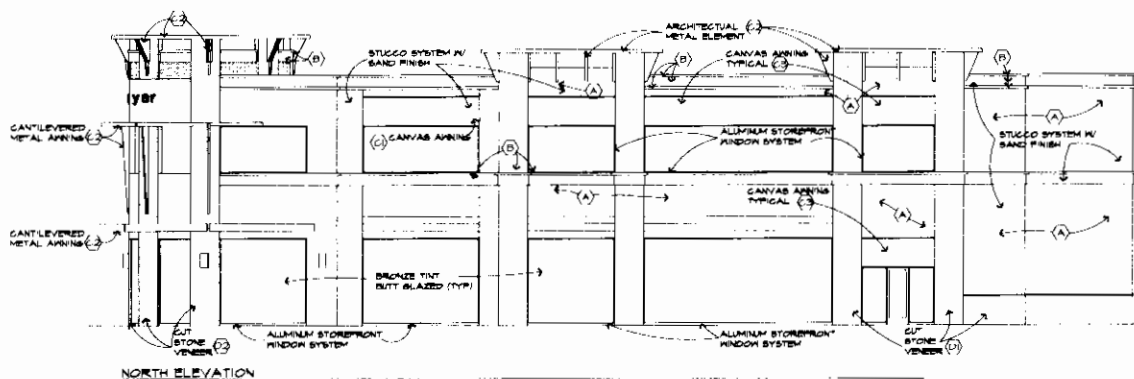
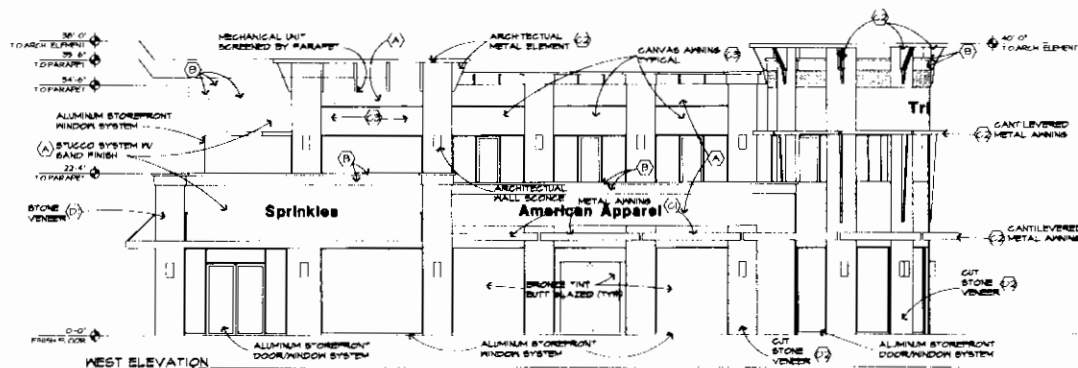
TRIYAR RETAIL
N. SCOTTSDALE ROAD
SCOTTSDALE, AZ

G.K. FLANAGAN
ASSOCIATES, INC.
LANDSCAPE ARCHITECTURE
PLANNING
4401 N. 44TH STREET, PHOENIX, AZ 85018
602.944.8883

PRELIMINARY -
NOT FOR
CONSTRUCTION

DATE: 08/02/2006
L1
CP 1

25-DR-2006
REV: 08/02/2006



COLOR SCHEDULE		
BUILDING:		
BRICK EXTERIOR	BRICK	(A)
BRICK FINISH	BRICK	(B)
BRICK COLOR	BRICK	(C)
AWNINGS:		
AWNING METAL	AWNING METAL	(D)
AWNING FINISH	AWNING FINISH	(E)
AWNING COLOR	AWNING COLOR	(F)
STONE VENEER:		
STONE VENEER	STONE VENEER	(G)
CUT STONE VENEER	CUT STONE VENEER	(H)
NOTE: ALL STONE/STONE COLOURS AND FINISHES SHALL BE DARK BROWN AND/OR LIGHT BROWN IN BRICKS TESTED IN AIR		

CONCEPTUAL ELEVATION PLAN

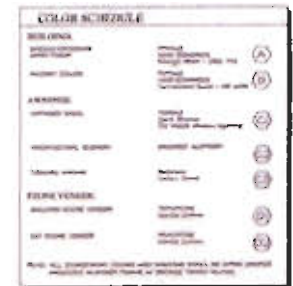
Conceptual Building
4501 N. Scottsdale Road
Scottsdale, AZ

John Reddell Architects, Inc.
Architecture Interiors Land Planning
2501 North Hayden Road, Scottsdale, Arizona 85257
Office: (480) 946-0242 Fax: (480) 946-0182 Email: reddellarchitects@eschelon.com



Date: 8/8/08
Revised:

25-DR-2006
REV: 08/02/2006



65-100

John Reddell Architects, Inc.
Architecture Interiors Land Planning
2501 North Hayden Road, Scottsdale, Arizona 85257
Office: (480) 946-0242 Fax: (480) 946-0182 Email: reddellarchitects@comcast.net



Date: 5/3/20
Government

C

ATTACHMENT #8

25-DA-2006
REV: 08/02/2006



ATTACHMENT #9

25-D2-2006
REV: 08/02/2006